



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO REPLACE THE HANOHANO HALE APARTMENT BUILDING'S EXISTING WASTEWATER TREATMENT SYSTEM.

WHEREAS, on May 22, 2020, the Department of Planning and Permitting ("DPP") accepted an application (DPP Reference Number 2020/SMA-19) from the Hanohano Hale Association of Apartment Owners (the "Applicant") for a Special Management Area ("SMA") Use Permit to replace the Hanohano Hale apartment building's existing wastewater treatment system, on approximately 0.5 acres of land zoned A-2 Medium Density Apartment District, located at 53-549 Kamehameha Highway and identified as a portion of Tax Map Key 5-3-008: 001 (the "Project"); and

WHEREAS, on July 13, 2020, the DPP held a public hearing, which was attended by the Agent and their associates, DPP and Department of Information Technology staff members, one member of the public, and at least eight people virtually over the phone or online; and

WHEREAS, on August 20, 2020, within 35 working days after the close of the public hearing (the Applicant having agreed to an extension of the administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in Sections 25-3.1 and 25-3.2 of the Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2 and 205A-26 of the Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Construction must be in general conformity with the Project, as described in the DPP findings and recommendation, referenced above, and as depicted in Exhibits A through F, enclosed hereto and incorporated herein by reference. The exception is that the Project must be an underground wastewater treatment system, instead of an aboveground system. Structural components must still be



RESOLUTION

capable of resisting pressure from standing and flowing water, as well as the effects of buoyancy due to flooding. Any change in the size or nature of the Project that has a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or any combination thereof, will require a new application. Any change that does not have a significant effect on coastal resources will be considered a minor modification and is therefore permitted under this resolution, upon review and approval by the Director of the DPP.

- B. Prior to any ground disturbance, the Applicant must provide the DPP with written confirmation of the State Historic Preservation Division's ("SHPD's") approval of the archaeological inventory survey.
- C. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD assesses the impact and makes further recommendations for mitigative activity.
- D. If there are any leaks or spills of wastewater during the upgrade, it should be reported promptly and the impact to the freshwater and marine habitats need to be assessed by the State Division of Aquatic Resources.
- E. To minimize impacts to threatened, endangered, or protected fauna known to frequent or transit through the Project site, the Applicant shall be responsible for the following:
 - 1. Artificial light from exterior light fixtures, including, but not limited to, floodlights, uplights, or spotlights used for decorative or aesthetic purposes is prohibited if the light directly illuminates, or is directed to project across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b).

Outdoor lighting fixtures must be fully shielded with the light directed downward so that the light bulb is only visible from below the light fixture. Outdoor lighting must be turned off when human activity is not occurring in the illuminated area.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

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2. Nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15.
 3. The DPP and all private contractors must be notified of any observations of threatened, endangered, or protected fauna on the Project site during preparation and construction. If any threatened, endangered, or protected fauna are observed, the Applicant shall implement applicable mitigative measures.
- F. Approval of this SMA Use Permit does not constitute compliance with the Land Use Ordinance ("LUO") or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant will be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable LUO and other governmental provisions and requirements.



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Hanohano Hale AOA, 650 Iwilei Road, Suite 777, Honolulu, Hawaii 96817; and Stephanie Davis, Environmental Science International, 354 Uluniu Street, Suite 304, Kailua, Hawaii 96734.

INTRODUCED BY:

[Handwritten signature]

(br)

DATE OF INTRODUCTION:

SEP 1 2020

Honolulu, Hawaii

Councilmembers

Exhibit A

Pacific
Ocean

LEGEND



SITE

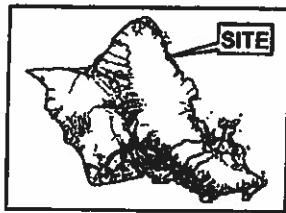
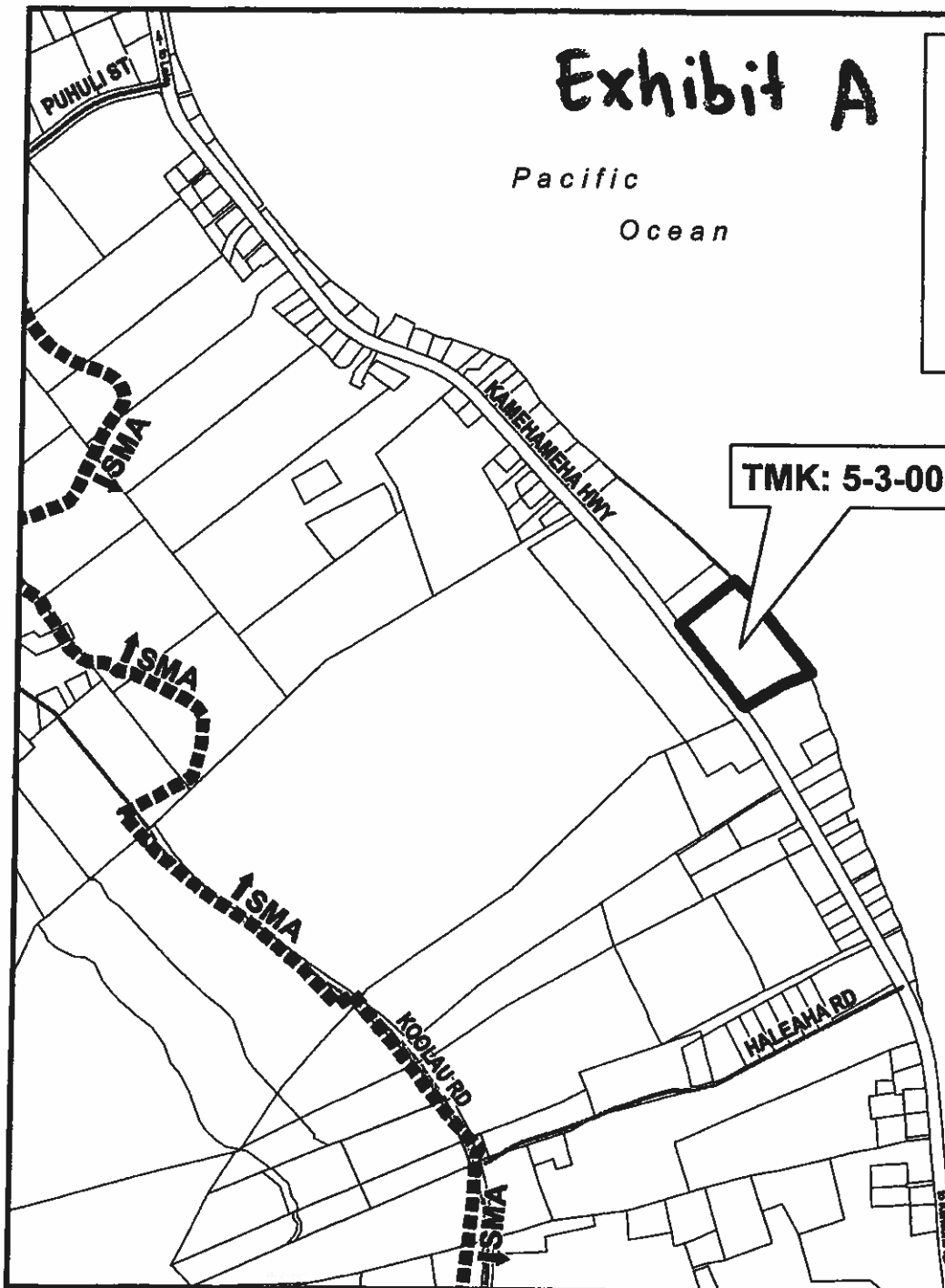


Within Special
Management
Area Boundary



Special
Management
Area Boundary

TMK: 5-3-008:001



VICINITY MAP

0 300 600 1,200
one inch = 600 feet



LOCATION MAP WITH SMA HAUULA, KOOLAU LOA

TAX MAP KEY: 5-3-008:001

FOLDER NO.: 2020/SMA-19

Exhibit B

Pacific
Ocean

LEGEND



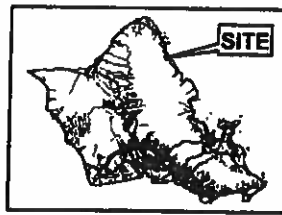
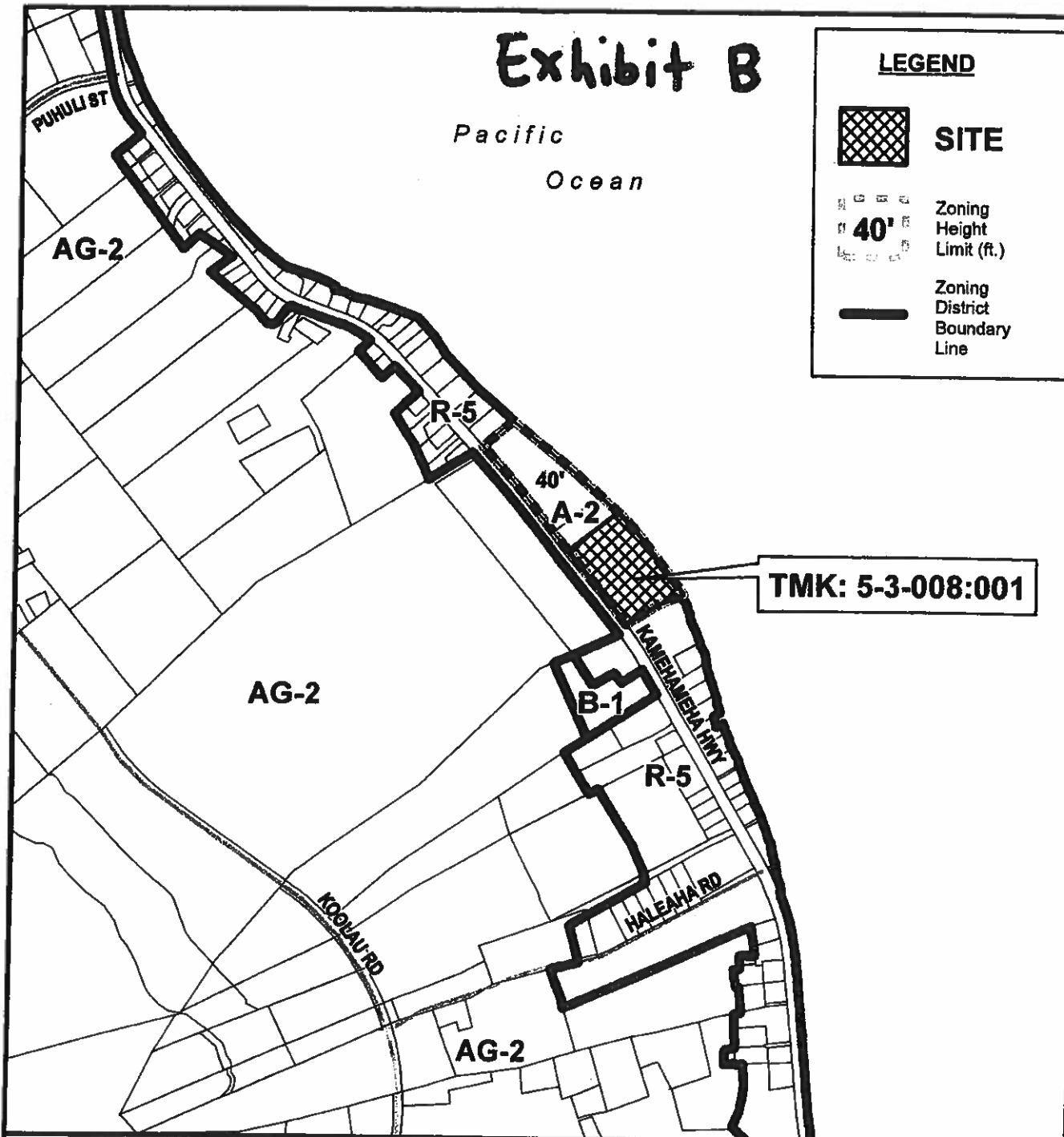
SITE



Zoning
Height
Limit (ft.)



Zoning
District
Boundary
Line



PORTION OF EXISTING ZONING MAP HAUULA-PUNALUU-KAAWA

TAX MAP KEY: 5-3-008:001

FOLDER NO.: 2020/SMA-19

0 300 600 1,200
one inch = 600 feet



KEY PLAN

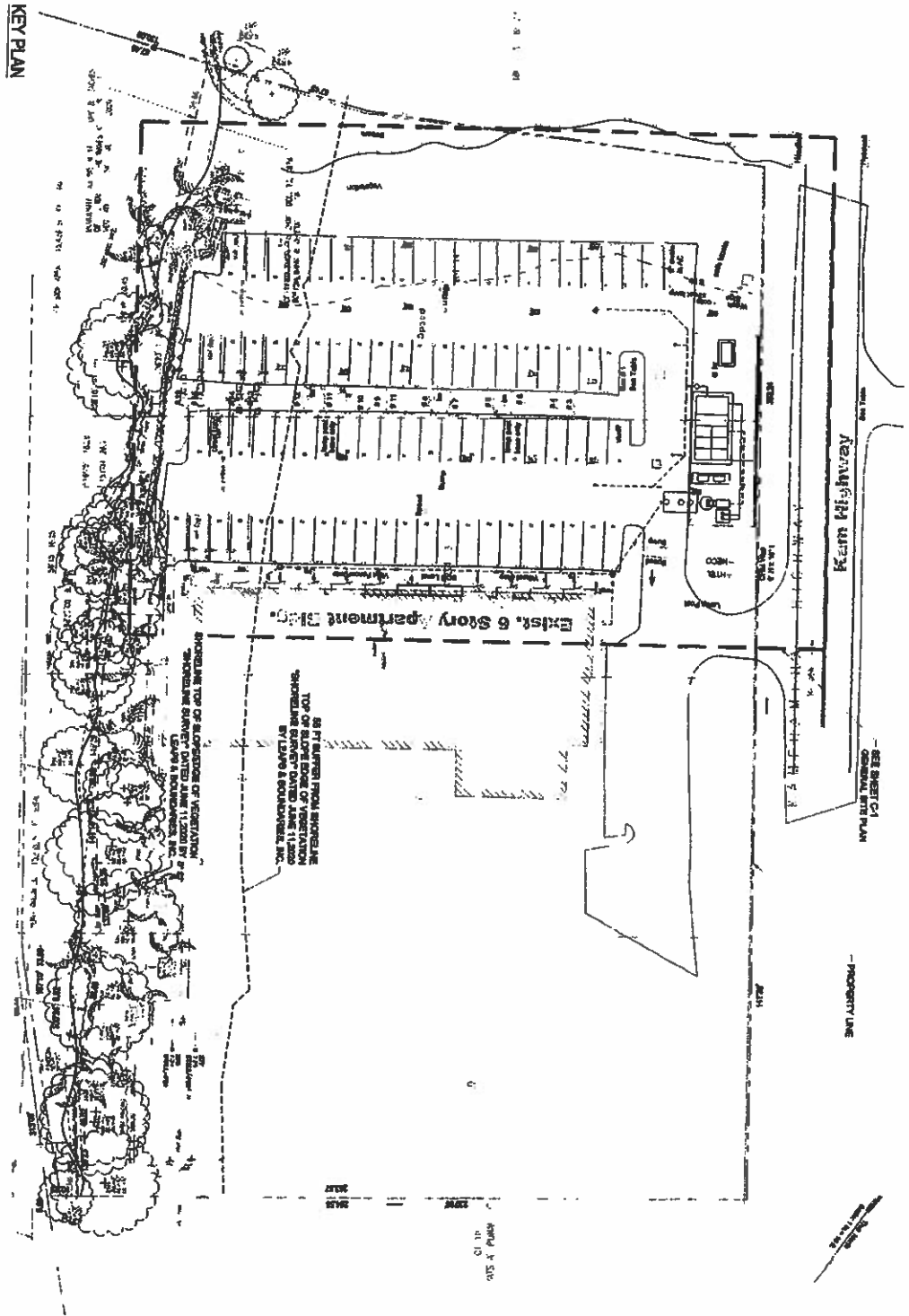


Exhibit C

[illegible]



LAULEA
ENGINEERING, LLC

TMK: 5-3-008: 001

Q1

CHINA 9

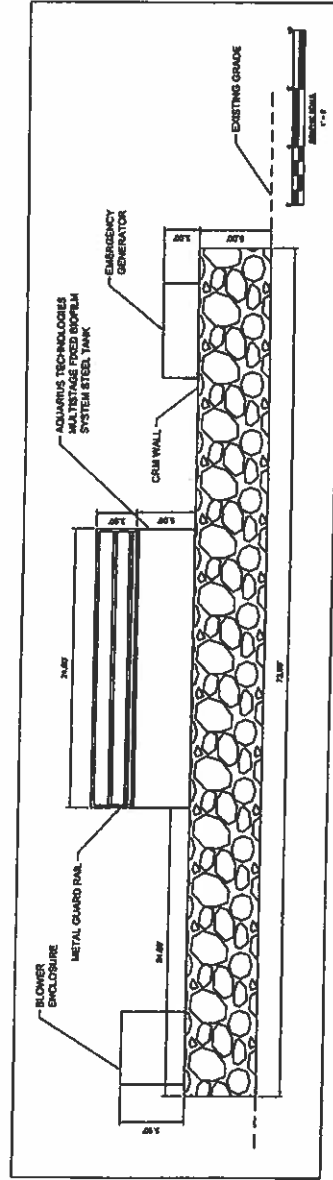
NOT FOR CONSTRUCTION: PERMIT SET

Exhibit E

Architectural elevation drawing of the WWTP from Kamehameha Hwy. The drawing shows a long, low structure with various components labeled. From left to right: a 'BLOWER ENCLOSURE' (3'-0" wide), a 'METAL GUARD RAIL' (34'-0" long), a 'CUM WALL' (73'-0" long), and an 'EMERGENCY GENERATOR' (20'-0" wide). Above the main structure, 'AQUARIUS TECHNOLOGIES' and 'AQUARIUS SYSTEMS' are noted. A dashed line indicates the 'EXISTING GRADE'. A scale bar at the bottom right shows 0, 10, 20, 30 feet.

WWTP ELEVATION VIEW FROM KAMEHAMEHA HWY

WWTP ELEVATION VIEW FROM KAMEHAMEHA HWY



HANOAHANO HALE
CONDOMINIUM
WWTP REPLACEMENT
53-549 KAMEHAMEHA HIGHWAY
HAULULA HI 96717
TAK: 5-3-008: 001

LAULEA
ENGINEERING, LLC

C-1.1

Project Number 1000	Date JULY 17, 2020
Drawn TK	Checked WW
Designed TK	

Drawing Number

Drawing Title
WWTP ELEVATION VIEW FROM
KAMAHAMENHA LAGOON

Revision Numbered Description

Exhibit F

Pacific
Ocean

LEGEND



SITE



Flood Zone Boundaries

**Special Flood Hazard Area, 1% Annual
Chance Flood (100-yr. flood), Mandatory Flood
Insurance Purchase**

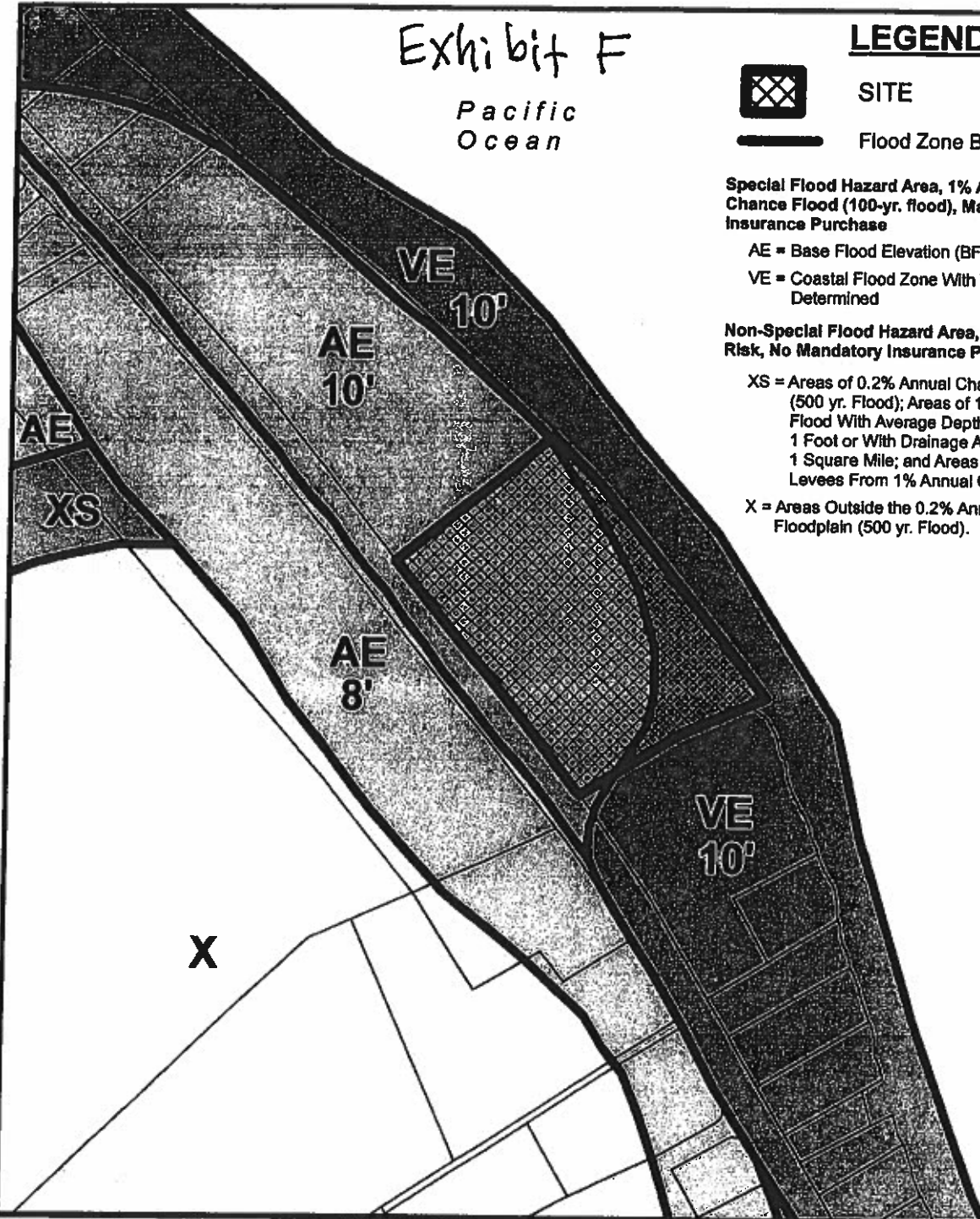
AE = Base Flood Elevation (BFE) Determined

VE = Coastal Flood Zone With Wave Action, BFE
Determined

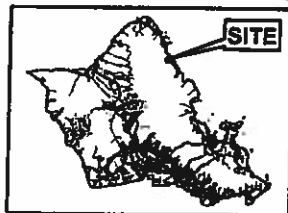
**Non-Special Flood Hazard Area, Low-To-Moderate
Risk, No Mandatory Insurance Purchase.**

XS = Areas of 0.2% Annual Chance Flood
(500 yr. Flood); Areas of 1% Annual Chance
Flood With Average Depths of Less Than
1 Foot or With Drainage Areas Less Than
1 Square Mile; and Areas Protected by
Levees From 1% Annual Chance Flood.

X = Areas Outside the 0.2% Annual Chance
Floodplain (500 yr. Flood).



0155G
6/2/2005



VICINITY MAP

0 100 200 400

one inch = 200 feet



PORTION OF FLOOD HAZARD MAP HAUULA, KOOLAU LOA

FIRM PANEL: 15003C0155G(6/2/2005)

TAX MAP KEY: 5-3-008:001

FOLDER NO.: 2020/SMA-19